088.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	689,500 / 689,500
					USE VALUE:	689,500 / 689,500
					ASSESSED:	689,500 / 689,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
69		WOODSIDE LN, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BOURGEOIS SANDI M
Owner 2:	
Owner 3:	
Street 1:	69 WOODSIDE LANE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .218 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1951, having primarily Vinyl Exterior and 1226 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt	12	41C
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9490.000	196,200		493,300	689,500
Total Card	0.218	196,200		493,300	689,500
Total Parcel	0.218	196,200		493,300	689,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 562.40 | /Parcel: 562.40

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 55825

GIS Ref

GIS Ref

Insp Date 11/07/18

!7160!

PREVIOUS ASSESSMENT

Parcel ID: 088.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	196,200	0	9,490.	493,300	689,500		Year end	12/23/2021
2021	101	FV	188,500	0	9,490.	493,300	681,800		Year End Roll	12/10/2020
2020	101	FV	188,600	0	9,490.	493,300	681,900	681,900	Year End Roll	12/18/2019
2019	101	FV	161,700	0	9,490.	500,300	662,000	662,000	Year End Roll	1/3/2019
2018	101	FV	161,700	0	9,490.	373,500	535,200	535,200	Year End Roll	12/20/2017
2017	101	FV	161,700	0	9,490.	338,300	500,000	500,000	Year End Roll	1/3/2017
2016	101	FV	161,700	0	9,490.	324,200	485,900	485,900	Year End	1/4/2016
2015	101	FV	160,900	0	9,490.	274,800	435,700	435,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:07:36

LAST REV

Date	Time
11/29/21	15:35:50
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 7160

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	12560-178		11/30/1973			No	No		N

USER DEFINED

Prior Id # 1:	55825
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/1/2013	1158	Manual	3,500	C				
12/7/2004	1168	Re-Roof	8,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
1/13/2014	Info Fm Prmt	EMK	Ellen K
3/30/2009	Measured	197	PATRIOT
11/10/2000	Inspected	264	PATRIOT
11/6/2000	Hearing Chag	201	PATRIOT
5/17/2000	Entry Denied	276	PATRIOT
1/27/2000	Measured	197	PATRIOT
12/1/1981		CS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9490		Sq. Ft.	Site		0	70.	0.74	5									493,289						493,300	

Total AC/HA:	0.21786	Total SF/SM:	9490	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	493,289	Spl Credit		Total:	493,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	1 - Plywood		
Sec Floors:	3 - Hardwood	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	Average
WSFlue:	1	Rating:	Average

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.97515005
Adj $ / SQ:	131.645
Other Features:	57000
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	241061
Depreciation:	44837
Depreciated Total:	196224

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

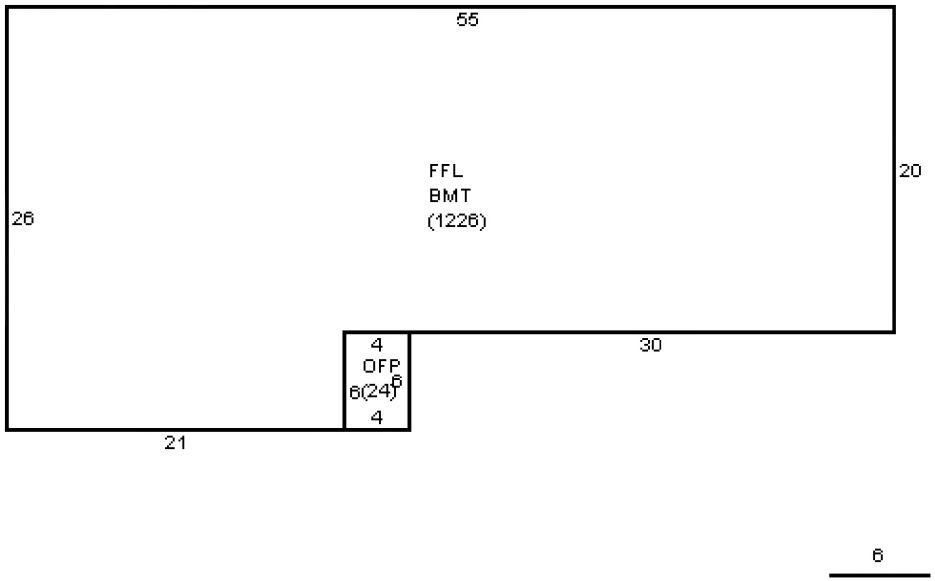
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:		Before Depr:	118.48
Special Features:	0	Val/Su Net:	79.24
Final Total:	196200	Val/Su SzAd	160.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,226	39.490	48,419
FFL	First Floor	1,226	131.650	161,397
OFP	Open Porch	24	42.910	1,030
	Net Sketched Area:	2,476	Total:	210,846
Size Ad	1226	Gross Area	2476	FinArea 1226

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	5X10	A	AV	1980	0.00	T	31.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total:

PARCEL ID

088.0-0002-0014.0

IMAGE

AssessPro Patriot Properties, Inc